



AGRICULTURAL JUSTIFICATION STATEMENT

Reference: 25/02619/AG

Proposal: Erection of agricultural grainstore following demolition of existing buildings at Little Manor Farm.

Client: T Wornham & Son

Address: Lye End Farm, Mill End, Sandon, Buntingford, SG9 0RS

Date: 24/10/2025



ADAS GENERAL NOTES

Project No.: 1011626

Title: Agricultural Justification Statement – Little Manor Farm

Client: T Wornham & Son
Lye End Farm
Mill End
Sandon
Buntingford
SG9 0RS

Date: 24/10/2025

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Date:	<u>24/10/2025</u>	Date:	<u>27/10/2025</u>

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

1 INTRODUCTION

ADAS has prepared this agricultural justification statement on behalf of our clients T Wornham & Son. It supports the submission of an application for a new agricultural grainstore at Little Manor Farm in accordance with the Town and Country Planning (General Permitted Development) Order 2015.

This statement provides an appraisal of the site and its broader context, followed by a description of the proposed development and justification that the development is reasonably necessary for the purposes of agriculture.

The application is accompanied by the following plans:

- 01 Location Plan
- 02 Existing Layout Plan
- 03 Proposed Layout Plan
- 04 Proposed Elevations

2 FARM BACKGROUND

T Wornham and Son have been an established farming business since 1926. The business operates over 121 hectares (300 acres) at its base at Lye End Farm and Little Manor Farm in Sandon, Buntingford.

Cropping comprises of continuous winter wheat of which approximately 89 hectares is grown with the remainder of the farm in grassland, woodland or agri-environmental schemes.

Average wheat yields on the farm are 10 tonnes per hectare, resulting in an overall storage requirement for 890 tonnes.

3 THE APPLICATION SITE

The existing yard at Little Manor Farm comprises a range of agricultural buildings associated with the arable enterprise. The proposed building has been carefully sited for operational efficiency, as shown on the accompanying location plan. The farmstead is located in a central position relative to the land managed as part of the farming business, providing a practical and accessible base for day-to-day operations.

Many of the existing buildings have been in place for more than 50 years and are increasingly unsuitable for modern agricultural requirements. Their restricted height and outdated design do not accommodate the scale or manoeuvrability of modern machinery. In particular, the existing grainstore lacks the necessary eaves height for the safe and efficient tipping of grain trailers, limiting its ongoing functionality.



Image 1. Existing buildings at Little Manor Farm

4 PROPOSED DEVELOPMENT

The proposal seeks prior approval for construction of a single-span, steel portal-framed agricultural building measuring 42.9m by 21.3m, providing a total floor area of 914m².

The design is typical of modern agricultural buildings, with materials and colours chosen to complement the existing structures on site. Due to the site's location within the open countryside and its setting within an established agricultural unit, the design is not considered to be an incongruous form of development and therefore will not be out of character in this location.

The grainstore has been designed to maximise capacity while minimising footprint, balancing functionality with planning considerations. Internal 4.0m high precast concrete panel walls will allow grain to be stored safely to a significant depth, enabling greater storage within a smaller area.

The proposed height (7.3m to eaves and 10.2m to ridge) accommodates modern tractors and tipping grain trailers, allowing loading and unloading to take place fully under cover. This enhances operational efficiency and safety, providing a modern, purpose-built facility that meets current agricultural needs.

5 PRINCIPLE OF DEVELOPMENT

The proposed grainstore is both operationally and economically essential to the efficiency and viability of the farm's arable enterprise. Its construction is required to:

1. Provide secure, dry storage for crops produced on the holding.
2. Add value to the farm's output by maximising marketing flexibility and opportunities.
3. Offer appropriate facilities to handle and store different crop types and varieties separately.

The building will provide modern grain storage facilities on-site, enabling dry, secure, and efficient management of harvested crops. This will enhance overall productivity, safety, and operational control.

Table 1. Estimated floor area requirements

Crop	Tonnes Produced	Bulk density (t/m ³)	Volume (m ³)	Approx floor space required (m ²)
Winter Wheat	890	0.75	1187	474

Table 1 shows the approximate floor area required for grain storage assuming only one crop type/variety without accounting for angles or repose of the stored crop. The internal layout will accommodate separate storage areas for different crops or varieties through the use of temporary walling, as well as a dedicated space for tipping wet grain.

The proposed building is appropriately sized to meet both the current and anticipated storage requirements of the farm. It provides sufficient space for crop storage and batch segregation, taking into account the angle of repose for different batches, as well as for vehicle circulation and tipping operations. The design and scale of the building are therefore fully justified in relation to the operational needs of the enterprise.

By providing sufficient space for grain to be stored until market conditions are more favourable. For example, grain need not be sold immediately at harvest (when prices are typically lower). The facility will therefore support improved profitability and long-term business sustainability.

The proposed design meets industry standards and assurance scheme requirements, including those of Red Tractor (Assured Food Standards) and its Assured Combinable Crops Scheme (ACCS), which set out stringent criteria for the growing, handling, and storage of grain.

6 CONCLUSION

The proposed grainstore is essential for the continued viability and long-term sustainability of the farm's arable enterprise improving operational efficiency and safety.

Profitability will be improved by reducing the effect of commodity price fluctuations, allowing crops to be sold when market conditions are favourable.

The site is located within the open countryside, where agricultural development is generally acceptable in principle, and the building is sensitively sited within an established farmstead and is appropriately designed and scaled.